

PLANNING BOARD
Meeting Minutes
Tuesday, November 19, 2013
Town Hall, 120 Main Street
7:00 PM

1 Present: M. Colantoni, D. Kellogg, L. Rudnicki, L. McSherry, R. Rowen

2 Absent: J. Simons

3 Staff Present: J. Tymon, J. Enright

4
5 Meeting began at 7:02 pm.

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7 **PUBLIC HEARINGS**

8 566 Main Street, School Administration Building: Application for Site Plan Review Special
9 Permit. Applicant proposes construction of a 7,380 sq. ft. School Department Administration
10 Building with 34 parking spaces and associated grading, stormwater management, landscaping,
11 and utilities in the Residential 4 (R-4) zoning district.

12 J. Tymon: A revised landscape plan has been submitted. The retaining wall has been shortened
13 in length and in height. Shrubbery has been added in front of the wall. The building siding has
14 not been determined yet. A condition in the draft Decision states that prior to issuance of a
15 building permit the applicant must submit architectural elevations for the planned building.
16 These elevations must include details of the landscaping to be installed in front to the retaining
17 wall on the Osgood Street side. These plans are to be reviewed by the Planning Board.

18 Kaffee Kang, Architect: Reviewed locations of existing and proposed street trees and shrubbery.

19 **MOTION**

20 A motion was made by D. Kellogg to close the public hearing for 566 Main Street. The motion
21 was seconded by L. McSherry. The vote was unanimous, 5-0 in favor.

22 A draft Decision was reviewed.

23 **MOTION**

24 A motion was made by D. Kellogg to approve the special permit for 566 Main Street as
25 amended. The motion was seconded by M. Colantoni. The vote was unanimous, 5-0 in favor.

26
27 120 Campion Road: Application for a Watershed Special Permit. Applicant proposes to tear
28 down existing two car garage (retaining the foundation) and construct a three car garage with
29 living space above. Additionally, a 6' x 13.33' roofed entryway will be added to the center of
30 the existing house. A small driveway expansion will occur to accommodate the third car bay.

31 J. Tymon: There will be living space added above the garage and dormers added along the front
32 of the existing structure. The dormers are decorative and are not to add living space. The
33 proposed increase in living space is 912 sq. ft. A maximum increase of 25% (1,024 sq. ft.) is
34 allowed. The construction of the garage is in the Non-Discharge Zone. L. Eggleston has
35 recommended restricting any further development on this site. There is a considerable amount of
36 impervious surface in the Non-Discharge Zone already. Reviewed other comments in L.
37 Eggleston's review letter.

38 Jack Sullivan, Sullivan Engineering Group: There does not appear to be a Watershed Special
39 Permit for the existing pool. The pool is approximately 400' from the Lake. The wetland may
40 not have been there when the pool was installed. The existing 2-car garage foundation will be
41 retained. A foundation will be poured for the new bay. The total amount of impervious area
42 added for the driveway expansion and the addition is approximately 480 sq. ft. Six hundred and
43 eighty five sq. ft. of roof runoff will be recharged to mitigate the impact of the additional

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44 impervious area. The Conservation Commission has reviewed the project and has left it open
45 until the Planning Board makes a decision. The homeowner is fine with limiting the creation of
46 additional impervious area if the Board wishes.

47 Board: General discussion around the necessity of a requirement to limit additional impervious
48 surface and/or additional living space.

49 J. Sullivan: The driveway drains towards the wetland. The additional area of driveway is 10' x
50 14'. There is a grass area and an area with plantings prior to the wetland. Currently there is no
51 infiltration of roof runoff. Infiltration of the garage roof runoff will be added with this project
52 and there will be a net decrease of water even with the expansion of the driveway.

53 Barbara Montopoli, 108 Campion Road: Stated she is attending to understand the process and to
54 determine if there is any potential impact to the work she has recently done on her property.
55
56

57 **MEETING MINUTES:** Approval of November 5, 2013 meeting minutes.

58 **MOTION**

59 A motion was made by L. Rudnicki to approve the November 5, 2013 meeting minutes. The
60 motion was seconded by L. McSherry. The vote was unanimous, 5-0 in favor.
61

62 **ADJOURNMENT**

63 **MOTION:**

64 A motion was made by L. McSherry to adjourn the meeting. The motion was seconded by D.
65 Kellogg. The vote was unanimous, 5-0 in favor.
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67 The meeting adjourned at 7:40 pm.
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69 **MEETING MATERIALS:** Agenda, 566 Main Street: North Andover School Department
70 Building Planting Plan dated 11/4/13, 2 photos of proposed shrubs, Site Development Plans
71 School Department Office Building dated 11/4/13, draft Decision, 120 Campion Road: Sigman
72 Renovation 120 Campion Road North Andover, Ma 01845 dated May 20, 2013, Watershed
73 Special Permit application, review letter from Eggleston Environmental dated 11/13/13, 120
74 Campion Road Site Development Plan of Land dated 10/4/13, 11/5/2013 draft meeting minutes.